



NEW ELEVATOR SERVICE AND SAFETY PLAN

NEW YORK CITY HOUSING AUTHORITY (NYCHA) CHAIRMAN RICARDO ELÍAS MORALES CONVENED A SECOND MEETING WITH NYCHA STAFF, RESIDENT LEADERS AND UNION REPRESENTATIVES AT THE HOUSING AUTHORITY'S LONG ISLAND CITY ELEVATOR TRAINING FACILITY ON MARCH 26TH TO ANNOUNCE AN AGGRESSIVE ELEVATOR SERVICE AND SAFETY PLAN (ESSP). The goal of the Plan is to improve service, reduce outages and enhance the safety of the Housing Authority's 3,338 elevators throughout the City.

(Continued on page 5)

MAYOR APPOINTS JOHN B. RHEA AS NYCHA CHAIRMAN



NYCHA Chairman John B. Rhea

Mayor Michael R. Bloomberg announced the appointment of John B. Rhea to serve as Chairman of the New York City Housing Authority (NYCHA) effective June 1st, in a press conference at City Hall on May 13th. NYCHA's 21st Chair, Rhea will replace Tino Hernandez, who returned to the nonprofit sector last year, and interim Chair Ricardo Elías Morales. Chairman Rhea has more than two decades of investment banking and private sector experience and will help create long-term financial stability at NYCHA, while increasing agency responsiveness.

"John will bring new dynamic leadership and innovative thinking to managing NYCHA at a particularly challenging time for public housing," the Mayor said.

Mr. Rhea is a graduate of Wesleyan University and also holds a Masters of Business Administration from the Harvard Business School. He began his career in the Fixed Income Division of PaineWebber Inc., and most recently served as a Managing Director and at Barclays Capital (formerly Lehman Brothers) managing strategy and budget for one of the largest industry sector teams in investment banking.

"I am honored to be taking over an agency with such an important mission," said Chairman Rhea. "...I look forward to working with residents and other tenant representatives to ensure their voices and solutions to problems are being heard and considered."



RECOGNIZING PUBLIC HOUSING Mayor Michael R. Bloomberg, at the microphone, joined HUD Secretary Shaun Donovan (right), NYCHA Chairman Ricardo Elías Morales (center, back row), members of the New York Congressional delegation, and local elected officials to announce which NYCHA developments will benefit from American Recovery and Reinvestment Act funding to NYCHA. Also shown here from left are: Assembly Member Keith Wright, NYCHA Vice-Chairman Earl Andrews, Jr., Congress Member Charles Rangel, City Council Speaker Christine Quinn, and Council Members Melissa Mark Viverito and Inez Dickens.

\$423 MILLION IN STIMULUS FUNDS TO UPGRADE NYCHA DEVELOPMENTS

By Howard Silver

NEW YORK CITY HOUSING AUTHORITY (NYCHA) RESIDENTS, COMMUNITY LEADERS AND THE ENTIRE CITY OF NEW YORK RECEIVED SOME WELCOMED NEWS AT LEHMAN VILLAGE HOUSES IN EAST HARLEM ON APRIL 26, WHEN MAYOR MICHAEL R. BLOOMBERG ANNOUNCED THE SELECTIONS OF CAPITAL PROJECTS AT NYCHA DEVELOPMENTS THROUGHOUT THE FIVE BOROUGHES THAT WILL RECEIVE \$423 MILLION OF FEDERAL STIMULUS FUNDING UNDER THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) THAT PRESIDENT BARACK OBAMA SIGNED LAST FEBRUARY.

The Mayor was joined in the sun-drenched courtyard behind the community center by U.S. Department of Housing and Urban Development (HUD) Secretary Shaun Donovan; U.S. Senator Charles E. Schumer; Congress Members Charles Rangel, Jerrold Nadler and Carolyn Maloney; City Council Speaker Christine C. Quinn,

and many other elected and appointed officials including Chairman Ricardo Elías Morales and Vice-Chairman Earl Andrews, Jr.

The stimulus funds will be used over the next two years for a total of 70 capital projects that will make buildings safer and more efficient, including elevator replacements and repairs, roofing repairs, boiler and water heater replacements, masonry work, insulation and appliance upgrades. "I want to thank President Obama and our Congressional delegation for their hard work in making sure that the City received this much-needed funding to help preserve and update our public housing stock," the Mayor said.

"This money will allow us to immediately begin work on more significant upgrades and energy conservation projects, and it will more than double the number of elevators we'll be able to repair and replace starting this year," Mayor Bloomberg said.

The combination of ARRA and other Federal funds means that

\$149 million will now be spent on much-needed roof repairs; \$50 million will be used to repair brickwork; \$21 million will be used for new refrigerators (which will yield a savings of \$1.4 million a year in energy costs); approximately \$70 million for elevator modernization, and \$180 million for apartment renovations. Of the \$423 million, approximately \$209 million — or almost half — will go towards making public housing more energy efficient.

In addition to funding repairs, the massive stimulus package will create or preserve 3,255 jobs for New Yorkers, associated with the 70 capital projects. As Chairman Morales emphasized, NYCHA will carefully monitor hiring practices to ensure that residents are part of the workforce.

"Today's announcement marks the beginning of the regeneration of public housing in New York," the Chairman said. "The credit goes to Mayor Bloomberg for the support he has shown for the

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HAVE A SAFE, GRAFFITI-
FREE FOURTH OF JULY



MAYOR'S MESSAGE

Serve the City You Love in the NYC Civic Corps for One Year!



ARE YOU A RECENT COLLEGE GRADUATE INTERESTED IN DEDICATING A YEAR OF SERVICE TO NEW YORK CITY—OR AN EXPERIENCED PROFESSIONAL LOOKING TO APPLY YOUR SKILLS AND KNOWLEDGE AT A TIME WHEN YOUR CITY NEEDS YOU MOST? Thanks to a partnership with the Corporation for National and Community Service and its AmeriCorps VISTA program, the City will inaugurate its first class

of NYC Civic Corps members this summer. Members will be dispatched in teams to local public and nonprofit organizations to help build sustainable-impact volunteer programs—something no City has ever done before.

Whether you are a recent college graduate, a mother who's looking to get back into the workforce, or someone who was recently laid off, it doesn't matter. If you're passionate about New York and have a willingness and ability to serve your city for a year, then we want you.

NYC Civic Corps teams will be matched with local public and nonprofit organizations to help increase meaningful service throughout the five boroughs of New York City. As a member of the NYC Civic Corps, your service may be in the areas of: strengthening neighborhoods and helping neighbors in need, education, health, emergency preparedness or the environment. NYC Civic Corps members will receive a \$1,129 monthly living allowance, health benefits, educational awards, and other benefits.

In addition, as a NYC Civic Corps member, you'll gain strong civic knowledge about New York City; skills in leadership, critical thinking and project management; experience working effectively in teams; aptitude for effective community outreach; memorable life experiences; new friends; and most of all, a sense of pride and accomplishment in helping to make the greatest city in the world even greater!

NYC Civic Corps was launched on April 20, 2009, as part of NYC Service of the Mayor's Fund to Advance NYC, with the goal of promoting volunteerism. I encourage New York City Housing Authority residents and all New Yorkers, regardless of your age, to contribute to the health and well-being of your communities. Just log onto www.nycservice.org or call 311 to find out how.

Michael R. Bloomberg

NEW REVISION TO NYCHA'S PET POLICY

The New York City Housing Authority's new pet policy, which was published in the April *NYCHA Journal*, with an effective date of May 1, 2009, has been revised.

Now, only the following breeds of dogs are prohibited: Doberman pinscher, Pit bull and Rottweiler, as well as dogs that are expected to weigh over 25 pounds when full grown.

In addition, after the dog or cat registration form is submitted to NYCHA, residents now have a grace period of up to 90 days to submit the veterinarian certification showing that the animal was examined, was spayed or neutered, has current rabies vaccination and that the dog is licensed by the NYC Department of Health and Mental Hygiene.

A resident MUST submit to NYCHA a registration form (available at the development's Management Office) for every dog, cat or Service Animal within 30 days after it is obtained. The dog weight limit of 25 pounds and specific breed restrictions apply to any dog registered on or after May 1, 2009. For NYCHA's full pet policy visit our website at nyc.gov/nycha.

To make a complaint or report any dangerous illegal animal on NYCHA property, Call 311, the City's Citizen Service Center, which is available 24-hours a day. If there is an immediate threat involving a dangerous or illegal animal, call 911.

COMMUNITY OPERATIONS // DEPARTMENT OF ADMINISTRATION

Essay CONTEST

Begins May 11th, 2009
Deadline: June 12th, 2009

- ✓ All age groups welcome
- ✓ One thousand words limit

Topics

- ✓ How living in public housing has impacted your life?
- ✓ What is your most memorable experience while living in public housing?"
 - ✓ Funniest
 - ✓ Encouraging
 - ✓ Uplifting
 - ✓ Enchanting
 - ✓ Surprising

Submit all essays to your local community center or you can mail it to:
New York City Housing Authority
Department of Administration
90 Church Street 5th Floor
New York, New York, 10007
or Fax it to 212-306-5172

Please Include

Your Name, Development Name, Home Address (including apartment number) and Telephone Number
For additional information, please call 212-306-3506

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Keeping the Promise

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HOUSING AUTHORITY

The Housing Authority Journal

ESTABLISHED 1970 • CIRCULATION 200,000

Published monthly by the New York City Housing Authority
Department of Communications
250 Broadway, New York, N.Y. 10007
Tel (212) 306-3322 • Fax (212) 577-1358
nyc.gov/nycha

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CHAIRMAN'S MESSAGE

It's Been A Pleasure To Serve...
Keep Up the Good Work!

IN MY LAST COLUMN AS NYCHA'S CHAIRMAN, FIRST, I WOULD LIKE TO THANK MAYOR MICHAEL R. BLOOMBERG FOR GIVING ME THIS OPPORTUNITY TO SERVE, FOLLOWING THE RESIGNATION OF TINO HERNANDEZ. I know you, the residents and staff of NYCHA, are in good hands under the newly appointed John B. Rhea (See article, page 1). In my capacity as Chairman I developed a deeper appreciation for all of the complexities involved in working to fulfill NYCHA's mission of providing

low- and moderate-income New Yorkers.

A lot has happened over these past five months. Foremost among the Housing Authority's successes has been obtaining \$423 million for much needed capital projects under the Stimulus Bill—the highest amount of any housing authority in the country. Because there is great urgency in submitting and expediting projects that will qualify for this new funding, and to ensure that the entire capital portfolio can meet the critical obligation and expenditure deadlines, I reorganized NYCHA's Capital Projects Division, which now reports directly to the Chairman's Office. (You can read more about the Stimulus money on page 1 of this *Journal*.)

A top priority during my time here has been the development of a plan to ensure the reliable and safe operation of NYCHA's 3,338 elevators. NYCHA recently completed a rigorous three-month evaluation of its elevator fleet and operations, incorporating input from residents, union officials, and other interested parties. I am confident we have devised a plan that will ensure that residents and the public can use NYCHA's elevators with complete confidence. Again, please see the article on page 1 of this *Journal* for more.

I have had the personal pleasure of getting out to many developments to meet with residents, whether to celebrate development anniversaries, or to encourage residents to form "green committees" as we all work to reduce the Housing Authority's carbon footprint and create a greener, cleaner, safer New York for generations to come. To encourage resident participation, I have met with NYCHA's resident leaders at Central Office for briefings on our legislative agenda, NYCHA's structure, our finances and budget.

These meetings were held with the objective of creating an atmosphere of transparency in all of NYCHA's dealings, especially its budget. Through a variety of measures, involving some tough choices such as lay-offs, consolidation of community centers and rent increases, we are reducing this year's budget deficit from a projected \$198 million to \$45.1 million. This has allowed us to prevent additional community center closings. Another area where I have encouraged openness and transparency is with NYCHA's bi-weekly Board Meetings. The dates and times are published in every *Journal* and on NYCHA's web site at nyc.gov/nycha and the public is invited to attend. At these meetings we discuss in detail the various items that are up for approval, careful to avoid jargon that may confuse the public.

On May 20th, I accepted the Sheldon Oliensis Ethics in City Government Award from the City's Conflicts of Interest Board at New York Law School. The award is given to individuals, City agencies and organizations which advance the goal of the City's conflicts of interest law, "to preserve the trust placed in the public servants of the City, to promote confidence in government, to protect the integrity of government decision making and to enhance government efficiency." I am deeply honored to receive this award.

In short, it has been a privilege to serve as your Chairman for these past months. I hope that I have helped to move NYCHA along. Please join me in welcoming John B. Rhea as NYCHA's new Chairman. I know you will work with him, as you did with me, to make sure NYCHA remains the premier housing authority in the country.

Ricardo Elías Morales

HUD APPROVES
TARGETED RENT
INCREASE

NYCHA'S PROPOSED TARGETED RENT INCREASE HAS BEEN APPROVED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND WILL BE PHASED IN OVER A TWO-YEAR PERIOD BEGINNING NOVEMBER 1, 2009. The increase will affect only 28% of NYCHA's households—those who pay the flat rent and have the highest household incomes.

The vast majority of NYCHA's residents, approximately 72%, who have lower incomes pay 30% of their incomes in rent and will not be affected.

NYCHA is implementing this increase to offset a deficit which has been caused primarily by years of chronic underfunding by the federal government. The Housing Authority faces a deficit of approximately \$45 million for the current fiscal year.

Calculating Your
Rent Increase

For residents whose rents will increase, the exact amounts of the increase will be calculated as part of the regular annual review process. However, an estimate can be obtained based on gross income prior to deductions by accessing the **RENT CALCULATOR** on NYCHA's Website at www.nyc.gov/nycha, clicking the Residents' Corner tab on the homepage, scrolling down to the "How Will the Plan to Preserve Public Housing Affect NYCHA Residents?" and clicking on "Find Out Here."

At this site you will be able to calculate your **estimated** rent for both 2009 and 2010 by entering your number of bedrooms, household size and gross household income into the RENT CALCULATOR.

You will also be able to **estimate** your rent by accessing the 2009 and 2010 rent schedules provided at this site.

Once again, for those residents affected, the actual increase will be calculated at the time of your next scheduled annual review and will go into effect one month after the quarter in which your annual review is completed, commencing with the July to September 2009 quarter, with the rent increasing on November 1, 2009.

Please address questions to your Management Office.

DEBORAH'S DIARY

By Deborah Williams



Life Goes On – A grim medical diagnosis is generally followed by disbelief and the question, "Why did this have to happen to me?" Antonio Ruiz, a resident of Grant Houses in Manhattan, believes that one must understand the existential philosophy surrounding life and use it to achieve inner peace. Mr. Ruiz's

said his long struggle with kidney disease, and growing up without knowing his biological parents bought him to the realization that, "It's important to learn about life and how to channel love and have faith."

Born in Venezuela in 1970, at the age of 16, young Antonio was diagnosed with kidney disease and placed on a list for a kidney transplant. However, he knew the wait would be long because of his rare blood type. After three years of dialysis, he received word that a kidney donor match had been found. The parents of a young boy who was injured in a car crash had graciously consented to give Mr. Ruiz their son's kidney. The transplant was a success and Mr. Ruiz went on to lead a normal life. He married and had two children.

In 1995, Mr. Ruiz moved from Venezuela to New York City, but after two years, his world turned upside down when his body rejected the new kidney. He became a patient at Columbia Presbyterian Hospital where he was again placed on a list for a kidney transplant. From then on, Mr. Ruiz spent most of the day on the dialysis machine.

On his 36th birthday, Mr. Ruiz's phone rang with "the news that a kidney donor match had been found. It was the best birthday present ever. I was to receive a kidney. However there was a twist. I was told by the doctors that I as a 36 year-old man would be receiving the kidney of a 69-year-old donor who had died from a heart attack and had several underlying medical conditions such as diabetes. So who knows how long this kidney will last." Mr. Ruiz surmised that because the probability of finding another donor with his rare blood type was low it would be best to take the kidney that was offered to him.

It's now 2009, and while interviewing Mr. Ruiz I asked how he feels these days and he replied, "Not so good. I am always tired because my hemoglobin is so low. I remind myself that every day could be my last day, so I push this body very hard every day and I do it for my kids because I want to live." But the reality is if this kidney fails chances of a third kidney transplant are slim to none because there are so many people on the list waiting for a first transplant.

Mr. Ruiz is turning his experience into something positive. He wants to help people through a book he is writing entitled, "Es Tiempo De Comprender Nuestra Mision Existencial," translated, "It is Time to Understand Our Existential Mission." This will be the first book that Mr. Ruiz has written. "I am doing this because I want to send a message to people — that when you are honest in your life all doors open and that's what is needed for happiness," said Mr. Ruiz. His book will discuss existential philosophy and how learning to be quiet and listening to your inner self will bring peace. Although, the book (written in Spanish) is not yet available to the public (it's still in the editing stage) you can expect to see it soon on a book shelf near you. Mr. Ruiz would like to thank Columbia Presbyterian Hospital, George Washington High School and a list of others for all of their help with the book.

Mr. Ruiz your story is one of great triumph and encouragement to all. Not everyone can stare adversity in the face and persevere but you have and that's an outstanding feat. Your ability to prevail has shown us what strong will and courage is all about. I wish you good health and great success with your book. You truly deserve it. Congratulations and speedy recovery!

Hey Graduates — Are you graduating this year? Are you proud of your achievements? Will you be receiving special awards, honors or scholarships that you want to tell your neighbors about? Let me be your "Gossip Girl!" Drop me a few lines or even better give me a call at 212-306-4752. I will do my best to get your news in this column!



THE NYCHA NOT WANTED LIST

In this issue we continue publishing the names of individuals who have been permanently excluded from our public housing developments. The purpose of this list is to keep residents informed of the Housing Authority's ongoing efforts to improve the quality of life for all New Yorkers in public housing and to allow for the peaceful and safe use of our facilities. What follows is a partial list of the people excluded after hearings were held on March 11, 18 and 25, 2009. For a full list of the "Not Wanted" visit NYCHA's website at nyc.gov/residentscorner. Please note: These exclusions are based on NYCHA's Administrative Hearing Process and should not be confused with the Trespass Notice Program under Mayor Bloomberg's Operation Safe Housing Initiative.

**REMEMBER,
IF YOU SEE ANY OF THESE INDIVIDUALS ON
HOUSING AUTHORITY PROPERTY, PLEASE CALL
YOUR MANAGEMENT OFFICE OR NYCHA'S
SPECIAL INVESTIGATIONS UNIT AT (212) 306-8595.**

Prohibited as of March 11, 2009

Lavasias King	Case 3613/08 formerly associated with the seventh floor of 2832-2836 West 23rd Street, Carey Gardens Houses, Brooklyn.
Arnold Davis	Case 6867/07 formerly associated with the eleventh floor of 1806 First Avenue, Isaacs/Holmes Houses, Manhattan.
Cornell Sullivan	Case 1305/09 formerly associated with the eleventh floor of 595 Trinity Avenue, St. Mary's Park Houses, Bronx.
Christopher Gladden	Case 1469/09 formerly associated with the fifth floor of 520 East 156th Street, Bronxchester Houses, the Bronx.
Duffy Carruthers	Case 8978/05 formerly associated with the first floor of 1219 Adeo Avenue, Eastchester Gardens, the Bronx.
Frank Medley	Case 480/09 formerly associated with the eleventh floor of 250 West 131st Street, Saint Nicholas Houses, Manhattan.
Jonathan Oliveras Jonathan Olivares	Case 8169/08 formerly associated with the first floor of 315 Lexington Avenue, Marcy Avenue-Greene Avenue, Site A Houses, Brooklyn.
Zaquan Werts	Case 1315/09 formerly associated with the sixth floor of 1305 Loring Avenue, Pink Houses, Brooklyn.

Prohibited as of March 18, 2009

Paul Nesbitt	Case 1519/09 formerly associated with the fifth floor of 1368-1370 Webster Avenue, Butler Houses, the Bronx.
Steve Wilson	Case 1122/09 formerly associated with the sixth floor of 451 Columbia Street, Red Hook East Houses, Brooklyn.
Joseph Campbell Joseph Klarke	Case 8458/08 formerly associated with the first floor of 805 Taylor Avenue, Monroe Houses, the Bronx.
Ricardo Lazala Billy Lazala	Case 5266/08 formerly associated with the seventh floor of 1686 Randall Avenue, Soundview Houses, the Bronx.
Kashiem Reed	Case 1630/09 formerly associated with the third floor of 290 Frost Street, Cooper Park Houses, Brooklyn.
Bruce Campbell	Case 1645/09 formerly associated with the third floor of 710 Euclid Avenue, Cypress Hills Houses, Brooklyn.
Darkisha Jaudon Akeem Jaudon	Case 1665/09 formerly associated with the twelfth floor of 1635 East 174th Street, Bronx River Houses, Bronx.
Angel Rodriguez	Case 1533/09 formerly associated with the tenth floor of 130 3rd Avenue, Wyckoff Gardens, Brooklyn.
Charles McBride	Case 1704/09 formerly associated with the fourth floor of 244 Bond Street, Gowanus Houses, Brooklyn.

Prohibited as of March 25, 2009

Jeffrey Brown	Case 1766/09 formerly associated with the first floor of 130 East 115th Street, Johnson Houses, Manhattan.
Chazmin Booker	Case 1850/09 formerly associated with the thirty-first floor of 1135 University Avenue, Highbridge Gardens, the Bronx.
Roland DeBarros	Case 1907/09 formerly associated with the third floor of 50 East 104th Street, Carver Houses, Manhattan.
Vernice Gaither	Case 794/09 formerly associated with the second floor of 70 Lenox Avenue, King Towers Houses, Manhattan.
William Calderon	Case 3379/08 formerly associated with the fourth floor of 2331 11th Street, Marlboro Houses, Brooklyn.

For a full list of the "Not Wanted" visit NYCHA's website at nyc.gov/residentscorner.

NEW YORK CITY HOUSING AUTHORITY Board Meeting Schedule

Notice is hereby given that the New York City Housing Authority's Board Meetings take place every other Wednesday at 10:00 A.M. (unless otherwise noted) in the Board Room on the 12th Floor of 250 Broadway, New York, New York. The meetings for Calendar Year 2009 are as follows:

June 24, 2009
July 8, 2009
July 22, 2009
August 5, 2009
August 19, 2009
September 2, 2009
September 16, 2009
September 30, 2009
October 14, 2009
October 28, 2009
November 10, 2009 (Tuesday)
November 25, 2009
December 9, 2009
December 23, 2009
January 6, 2010

Please note that these dates are subject to change. Any changes to the schedule above will be posted on NYCHA's Website at nyc.gov/nycha and in the NYCHA Journal to the extent practicable at a reasonable time before the meeting. These meetings are open to the public. Pre-registration of speakers is required. Those who wish to register must do so at least forty-five (45) minutes before the scheduled Board Meeting. Comments are limited to the items on the agenda. Speakers will be heard in the order of registration. Speaking time will be limited to three (3) minutes. The public comment period will conclude upon all speakers being heard or at the expiration of thirty (30) minutes allotted by law for public comment, whichever occurs first. For Board Meeting dates and times, and/or additional information, please visit our website at nyc.gov/nycha or contact us at (212) 306-6088. Copies of the agenda can be picked up at the Office of the Secretary at 250 Broadway, 12th floor, New York, New York, no earlier than 3 P.M. on the Friday before the upcoming Wednesday Board Meeting. Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Secretary at (212) 306-6088 no later than five (5) business days before the Board Meeting.

THE CHIEF'S CORNER

Have a Happy, Safe, Graffiti-free Fourth of July!



**HOUSING BUREAU POLICE
CHIEF JOANNE JAFFE**

Hello,

As we come together to celebrate our nation's independence next month, the NYPD Housing Bureau encourages all residents to fully enjoy the festivities and celebrations associated with our nation's birthday.

However, it is also important to recognize the danger posed to our communities through the unsafe handling of illegal fireworks.

Unfortunately, every year at this time a number of individuals who play with fireworks, often young people, become injured—many seriously so. Injuries have included burns, permanent disfigurement, and even the loss of eyes, fingers and hands.

If you are aware of any information regarding the sale, delivery, usage or storage of illegal explosives or fireworks, I urge you to call 311. Your assistance can help save a child from being seriously injured. Leave the fireworks demonstrations to the professionals.

I would also like to take this opportunity to address a quality-of-life issue that affects all of us—**GRAFFITI**. Graffiti is a destructive offense. It is a nationwide problem that causes extensive property damage and communicates a message of disorder in our neighborhoods. While the Housing Bureau continues to reduce crime, an important part of our success has been the close relationship between residents and the police department. You are the eyes and ears of your communities. **Members of the public are eligible for a reward of up to \$500.00 for providing information that leads to the arrest and conviction of anyone who commits graffiti vandalism. Please call 911 for crimes in progress and 311 to provide information.**

As always, we rely on our strong partnership with the residents of public housing to help us fight crime, address quality-of-life concerns and enhance public safety.

*Joanne Jaffe
Chief of Housing*

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NEW ELEVATOR SERVICE AND SAFETY PLAN

"We've been working on this plan for the last three months, and have incorporated input from all stakeholders," the Chairman announced. "We're not saying 'we're going to do this.' — We are doing it."

The Plan includes a \$167 million investment in capital elevator improvements over the course of five years. Modernization plans are in place for 450 elevators: 118 elevator cars will be replaced in the Bronx, 172 in Brooklyn, 138 in Manhattan, and 22 in Queens. Of the \$167 million, approximately \$70 million will come from the American Recovery and Reinvestment Act stimulus funds.

"NYCHA's elevators make 3.2 million trips a day, 1.2 billion trips a year," the Chairman emphasized at the beginning of the presentation. "Any one injury, any one death is too much."

In addition, there will be an increase of nearly \$12 million in funding for NYCHA's Elevator Division for additional staff, enhanced technical training, and improved security and oversight.

The Chairman called on NYCHA staff to describe the key components of the Plan, which were broken down into immediate and long-term solutions.

The staff included Deputy General Manager for Operations Gloria Finkelman, Assistant Deputy General Manager for Operations Brian Clarke, Acting Deputy General Manager for Capital Projects Yianna Pavlakos, and Technical Services Deputy Director John Ashton, who has over 30 years of experience in NYCHA's Elevator Division. In addition, Ed Kane, a trustee

(Continued from page 1)

on the Executive Board of Teamsters Local 237 also spoke. Local 237 is the union which covers the titles Supervisor of Elevator Mechanic, Elevator Mechanic, Elevator Mechanic Helper and Caretaker E, or Elevator Dispatcher.

Four Key Components of Improved Service

ADGM Clarke described the four key components of the plan to improve service, which are:

- Improving elevator maintenance;
- Modernizing elevators;
- Increasing public awareness through resident participation; and
- Collaborating with the Department of Buildings, as well as NYCHA's Office of the Inspector General and Conflicts of Interest Board.

Immediate Solutions

Improving Maintenance Increased Staff

To improve elevator maintenance NYCHA is expanding head count for elevator personnel by 75 positions, and increasing the budget for related personnel by \$6.6 million. The expansion includes:

- A newly created Agency Elevator Director position to oversee all elevator support services; and
- 30 additional Elevator Mechanics, 38 additional Elevator Mechanics Helpers and one Supervisor of Mechanics.

New Elevator Maintenance Support Unit

NYCHA has created an Elevator Maintenance Support

(Continued on page 6)



AGGRESSIVE ACTION NYCHA Chairman Ricardo Elías Morales announced NYCHA's Elevator Service and Safety Plan to stakeholders who convened at the Housing Authority's Long Island City Elevator Training Facility. Shown above, from left, are Ed Kane from Teamsters Local 237, Residents Bernice King and Marguerite Scott, NYCHA Chairman Ricardo Elías Morales, and Wise Towers Resident Association President Victor Gonzalez.

IMPORTANT LEGAL NOTICE REGARDING SERVICE OF SUBPOENAS

The Housing Authority's Law Department will no longer accept the payment of legal fees, such as the fee that must be paid when serving a subpoena. All such fees must now be paid to the Finance Department, Cashier's Window, 6th Floor, 90 Church Street.

The Law Department will continue to accept service of subpoenas and other legal documents at 250 Broadway, 9th Floor. However, no document requiring the payment of a fee will be accepted without a receipt from the Cashier's Window showing that the fee has been paid.

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NEW ELEVATOR SERVICE AND S

(Continued from page 5)

Unit (EMSU) that is serving as a City-wide task force to improve elevator performance. The unit has 20 teams of Elevator Mechanics and Mechanics Helpers who are in the process of being deployed to the 50 NYCHA developments with the highest elevator outages. There, they perform assessments and work with the regular elevator teams reinforcing standard procedures. At the time of the Long Island City meeting, EMSU was already working at 11 developments.

Staff Training

"Training is key to effective elevator service," said Deputy Director Ashton. The Plan includes a number of steps to ensure that elevator staff provide the best service possible.

—All elevator personnel attended Conflict of Interest Board training;

—Nationally recognized inspection training certification is currently being conducted by a contractor. This is in addition to the Department of Buildings (DOB) certification staff receive;

—Supervisor of Elevator Mechanics staff participated in a two-day training course entitled, "Coaching for Better Performance," which focuses on ways to coach, instruct, direct and provide constructive feedback to elevator employees;

—Supervisor of Elevator Mechanics and Elevator Administrators received an intensive five-day management/supervisory course and;

—NYCHA staff participated in Elevator Safety Week with the Departments of Buildings and Education.

Enhanced Elevator Inspection Program

The ESSP builds on efforts already in place. This includes the use of a handheld device to perform elevator inspections.

"Our inspectors are equipped with handheld computer devices that have all of the items to be inspected listed. Results are automatically uploaded into NYCHA's computer system so supervisors can review the inspections the next day," said Mr. Ashton.

This reduces paperwork and facilitates repairs and adjustments. A process that previously took weeks now takes just a few days.

Transparency and Accountability

NYCHA is contracting with an independent third-party inspection consultant who will witness all Category 1 and Category 5 Inspections/Tests consistent with new Building Code requirements. The independent elevator

inspection consultant will be required to sign off on all inspections and serve as a double check on the quality of inspections.

NYCHA and the DOB recently executed a Memorandum of Understanding (MOU) on elevator safety and protocols. The DOB has agreed to include on its website current information regarding NYCHA's corrected elevator deficiencies.

Centralizing Elevator Operations

Elevator operations currently fall under three departments within NYCHA: Technical Services, Emergency Services and the Borough Management Offices.

The ESSP includes the centralization of all Elevator Operations under Technical Services to promote a single focus, more consistent standards and flexibility with staff. The centralization is expected to be completed this month.



Teamsters Local 237 President Gregory Floyd (center) with elevator Repair Division, on May 12th at Latimer Gardens in Flushing, Queens

The average age of a NYCHA elevator is 13 years. The Housing Authority has replaced 2,160 elevators over the past ten years.

Additional Safety Measures

Though not required by Code, NYCHA will also install elevator door zone locks (door zone restrictors) in those elevators installed prior to 1993 in 752 elevators at 85 developments around the boroughs.

These locking mechanisms are mounted on the inside of an elevator door to prevent it from opening unless the floor of the elevator is level with the landing.

Closed Circuit Television (CCTV)

To better monitor the use of elevators and increase security and safety NYCHA will be installing CCTV cameras in an additional 170 elevators in 72 buildings at 28 developments in 2009.

Already this year the Housing Authority has installed CCTV cameras in 69 elevators in 31 buildings at 11 developments and installation of CCTV cameras in eight buildings in eight developments is currently underway.

At present, there are CCTV cameras installed in 760 elevators in 485 buildings at 76 developments across the City.

Remote Elevator Monitoring System

A Remote Elevator Monitoring System (REMS), which reports and diagnoses outages and repair responses, has already been installed and is in operation in 920 elevators at 57 developments.

The Plan calls for an expansion of REMS in 722 elevators over the next five years. NYCHA plans to install REMS in 234 elevators this year, and has completed 81 as of May.



NYCHA Chairman Ricardo Elías Morales describes the mission of the Housing Authority's Elevator Action Plan to residents and other stakeholders at NYCHA's Long Island City Elevator Training Facility.

Long-term Solutions

Modernization

Acting Deputy General Manager for Capital Projects Yianna Pavlakos described the long-term solution of modernizing NYCHA's elevators. NYCHA has created a new specialized Elevator Design Unit to expedite elevator replacement projects in the Housing Authority's five-year capital plan.

Ms. Pavlakos explained that modernization is a long-term solution because of the many steps in the process, including a design phase, procurement phase, selection of a contractor and then the actual time it takes to manufacture the elevators.



NYCHA Chairman Ricardo Elías Morales and Department of Buildings Commissioner Robert D. LiMandri sign a Memorandum of Understanding (MOU) on elevator safety and protocols. The DOB has agreed to include on its website current information regarding NYCHA's corrected elevator deficiencies.

Comprehensive Third-Party Review

NYCHA is procuring the services of an elevator consulting firm to perform a comprehensive review of its elevator operations.

Public Awareness Through Resident Participation

At the end of the presentation DGM Finkelman emphasized that NYCHA cannot successfully implement the ESSP without resident participation.

"The Chair and Board are very interested in what you think," she said to the resident leaders who were present. "So far, we've made this presentation, or a very similar one at 116 Resident Association meetings."

Incorporating resident suggestions NYCHA has implemented a public awareness campaign entitled, "If You See It, Report It," which encourages residents to contact the Centralized Call Center to report unsafe conditions at their developments.

SAFETY PLAN



mechanic supervisors and helpers of the Brooklyn-Queens Elevator

NEW YORK CITY HOUSING AUTHORITY

tips

Tenants' Involvement in Public Safety

elevator SAFETY

Elevators are the very life blood of a building. They are arteries, providing residents, visitors and staff with quick and safe transport up and down buildings. Working elevators enable everyone to engage in daily tasks such as going to the supermarket, work, or school; visiting a doctor; or attending a function. Elevators that don't operate properly can ultimately delay emergency assistance by forcing residents or emergency staff to walk up or down the stairs.

Elevators are a very important part of our daily lives and, therefore, must be maintained by both New York City Housing Authority (NYCHA) and residents alike. Please adhere to the elevator safety tips below.

WHEN ENTERING, RIDING OR LEAVING THE ELEVATOR:

- Always look in before entering an elevator.
- Don't allow young children to go into the elevator by themselves. Young children should always be accompanied by an adult.
- Don't overload the elevator. Excessive weight in the elevator may cause it to malfunction. If the elevator is full, please be patient and wait for the next elevator.
- Don't hold the elevator door open with your hand or any other item. This may cause serious bodily injury and or damage to the elevator door and other mechanisms.
- Don't prop the elevator door open while running back to your apartment for something - this may cause damage to the elevator mechanisms and cause service interruptions.
- When moving, have all household items ready before you call for the elevator.
- Please be careful when loading and unloading your belongings to avoid damaging the elevator buttons, walls or doors.
- Remove all personal belongings when you leave the elevator, including personal garbage.

REPORT THE FOLLOWING ELEVATOR CONDITIONS:

- If you see someone vandalizing the elevator call 911 and NYCHA's Centralized Call Center (CCC) at (718) 707-7771. These calls can be made anonymously and will be treated confidentially.
- If the elevator malfunctions (jumps, stops too high or low) call the Centralized Call Center.

IF YOU'RE STUCK IN AN ELEVATOR:

- Remain calm, press the alarm and/or emergency stop button and use any available communication to contact 911 or NYCHA's Centralized Call Center (CCC) at (718) 707-7771. Then wait for emergency personnel to arrive and assist you.
- Don't try to remove yourself or force the elevator doors open because this can be dangerous. The safest place to be in an elevator emergency is INSIDE of the elevator. There is plenty of air circulating in the elevator and shaftway even if the temperature feels warm.

This **TIPS** flyer was developed in collaboration with the **Citywide Council of Presidents (CCOP)**.

A translation of this document is available in Spanish, Chinese and Russian at your management office and on NYCHA's website at www.nyc.gov/nycha. 可到您的公房管理辦事處索取這份文件的中文翻譯本和在 NYCHA 網站下載 www.nyc.gov/nycha.

La traducción de este documento está disponible en español en su oficina de administración y en el sitio web de NYCHA en www.nyc.gov/nycha. Перевод этого документа на русский язык находится в офисе вашего жилищного комплекса и на вебсайте Жилищного управления города Нью-Йорка www.nyc.gov/nycha.

If You See It, Report It!

If you see conditions that need to be addressed in your development call NYCHA's Centralized Call Center.

The Centralized Call Center.
Call Anytime - 24/7
718-707-7771
It's a shared responsibility.

NYCHA's public awareness campaign includes the distribution of flyers like the one above, encouraging residents to report certain conditions at their developments, and the Elevator Safety "TIPS" flyer above right.

Elevator Safety flyers, such as the one above right, and safety brochures have been provided to all residents, and staff are making elevator safety presentations at all resident association meetings.

"I commend the Chairman for action. All of us who live in a NYCHA development know that elevators are our lifeblood," said Citywide Council of Presidents

Chair Reginald Bowman. "We have a responsibility as resident leaders to work in cooperation with the Authority to teach people how to work elevators properly," Bowman said. "Let's get the word out."

In Conclusion

"All of this doesn't just build itself with goodwill," said Chairman Morales. "We're going to try to balance funds

with reductions to ensure we have a viable program."

After taking questions from residents, Chairman Morales stressed that NYCHA's goal is to continue to improve elevator service and safety and reduce outages in all elevators located in NYCHA buildings.

"We're going to open a new door and step into a new room," the Chairman said.



Carmen Wynder of Astoria Houses in Queens questions NYCHA about elevators.

\$423M TO UPGRADE DEVELOPMENTS

(Continued from page 1)

Stimulus Bill, to the entire New York Congressional delegation, and to the resident leadership who have helped make America aware that this money was needed and should be earmarked for NYCHA.”

NYCHA received the largest allocation of ARRA funds of any housing authority in the country. The stimulus funds are in addition to NYCHA's existing 5-year capital plan, which is now more than \$2 billion. The stimulus funding will allow NYCHA to accelerate existing projects and initiate new ones that were designed but deferred due to lack of funds. The total value of NYCHA capital projects benefiting from the stimulus package is \$518 million.

Approximately \$70 million of ARRA funds are specifically earmarked for elevator replacement and upgrades. The 2009 capital plan calls for the replacement and upgrade of 97 elevators in 11 developments. The addition of ARRA funds allows for the repair and upgrade of a total of 242 elevators in 22 developments in 2009.

Praise for the Stimulus Program

The effect of the stimulus funds on public housing and the City's economy was roundly applauded by elected officials, many of whose efforts played a large part in the size and substance of NYCHA's allocation.

“President Obama's Recovery Act is the most ambitious economic recovery package in history, putting millions of Americans back to work doing the work that America needs done,” said HUD Secretary Donovan. As former Commissioner of the New York City Department of Housing, Preservation and Development, Secretary Donovan well understands NYCHA's and the City's needs.

“I applaud Mayor Bloomberg and his team for putting this money to good use for New Yorkers quickly and effectively,” said Senator Schumer. “We brokered an agreement between NYCHA, the Congressional delegation, House and Senate, and the President to allow the stimulus funds to be used for elevators. That was not true when the stimulus started,” he noted.

“The Recovery Bill will mean a great deal if you live in public housing,” said Congressman Rangel. “Our entire Congressional delegation supported the President in order to move this

legislation forward. A stronger resident in our developments is a stronger resident of our City and of our great country.”

City Council Speaker Christine Quinn put the record capital allocation in perspective when she noted, “NYCHA is facing a budget gap of approximately \$170 million this year and approximately \$200 million in subsequent years. They have been forced to use capital funding to cover expenses, so money that was meant for the maintenance of elevators, for increasing security measures or the upkeep of buildings, never went where it was intended.”

Where Funds Will Be Spent

The selection of the 70 capital projects to receive the Federal stimulus funds was based on a combination of factors, including what projects were ‘shovel-ready’ and part of NYCHA's five-year capital plan, as required by the Recovery Act, and those that demonstrated the most pressing and immediate need for residents.

During a question and answer period that followed the press conference, Chairman Morales emphasized, “We will be following through with our Section 3 requirements to make sure that there will be jobs available for our residents.”

Commenting on the day's event, resident leader, Council of Presidents (COP) Chair for Manhattan North Ethel Velez said, “Any monies we receive for developments is always welcome. My concern is that we provide jobs for young people and we monitor contractors

to make sure that Section 3 is working.”

Under Section 3 of the HUD Act of 1968, wherever HUD financial assistance is expended for housing or community development, the economic opportunities, to the greatest extent feasible, will be given to residents and businesses in that area.

COP Chair for Manhattan South Rose Bergin was especially glad that stimulus funds would be applied to elevators. “Chairman Morales had a big part in making stimulus funds available for that,” she said.

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271 EAST 149TH ST*
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1908 CROSS BX EXPWY*
2187 WHITE PLAINS RD*
81 WEST FORDHAM RD*
686 NEREID AVE*
1245 SOUTHERN BLVD
1283 WESTCHESTER AVE
25 WEST 170 TH STREET
120 FEATHERBED LN
396 EAST 167TH STREET
664 EAST TREMONT AVE
697 EAST GUNHILL RD
931 EAST 174TH STREET
977 PROSPECT AVE
1030 MORRIS AVE
1204 ELDER AVE
1784 WESTCHESTER AVE
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3212 THIRD AVE
4551 THIRD AVE
3725 E TREMONT AVE
3429 E TREMONT AVE
164 EAST 174TH STREET
269 EAST TREMONT AVE

890 EAST TREMONT AVE
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2193 GRAND CONCOURSE
4215 THIRD AVE
MANHATTAN
94 EIGHTH AVE*
590 EIGHTH AVE*
763 NINTH AVE*
926 COLUMBUS AVE*
3352 BROADWAY*
514 WEST 207TH ST*
50 SPRING STREET
551 COLUMBUS AVE
4984 BROADWAY
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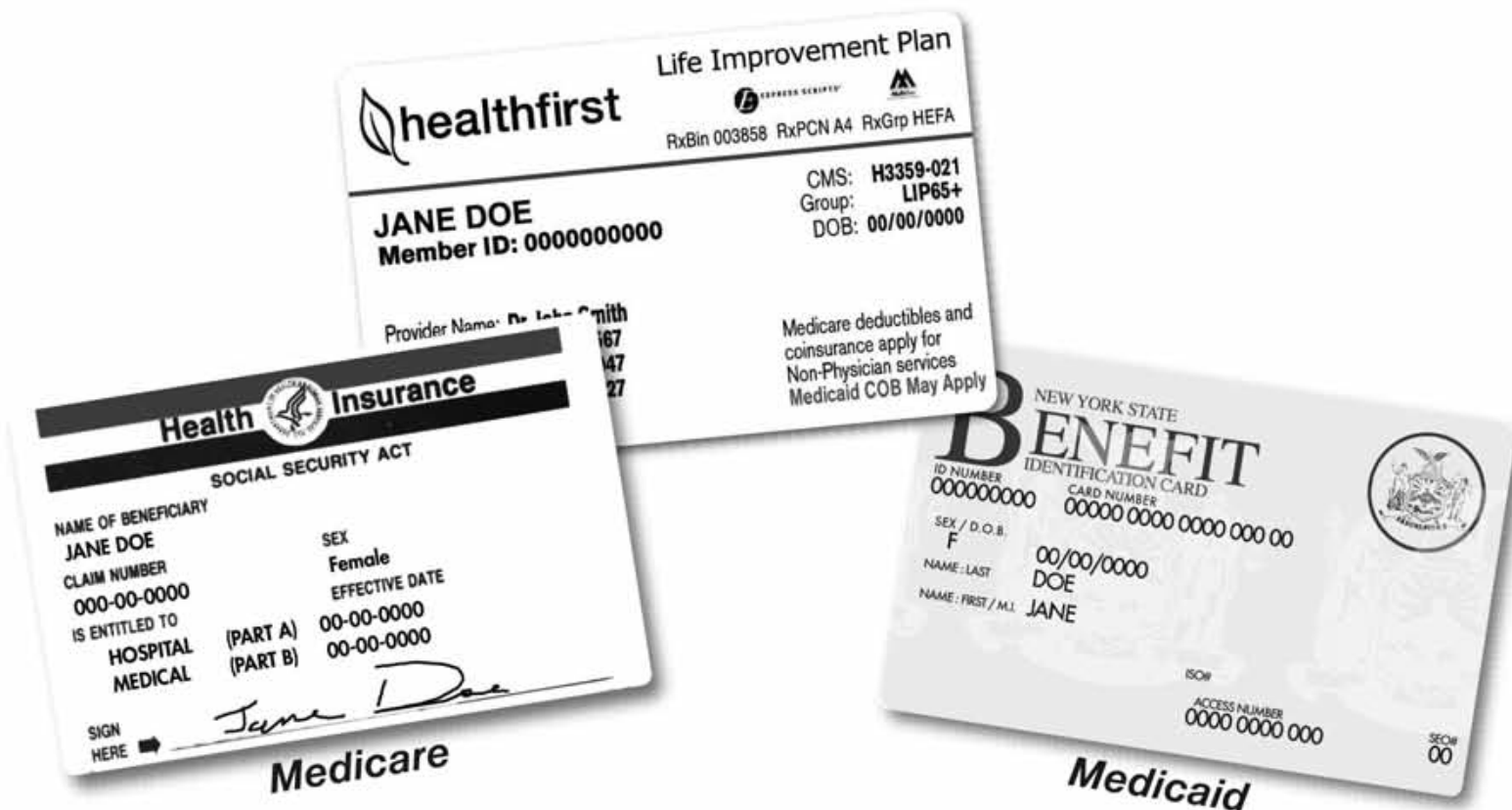
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NYCHA Celebrates 75 Years of Public Housing

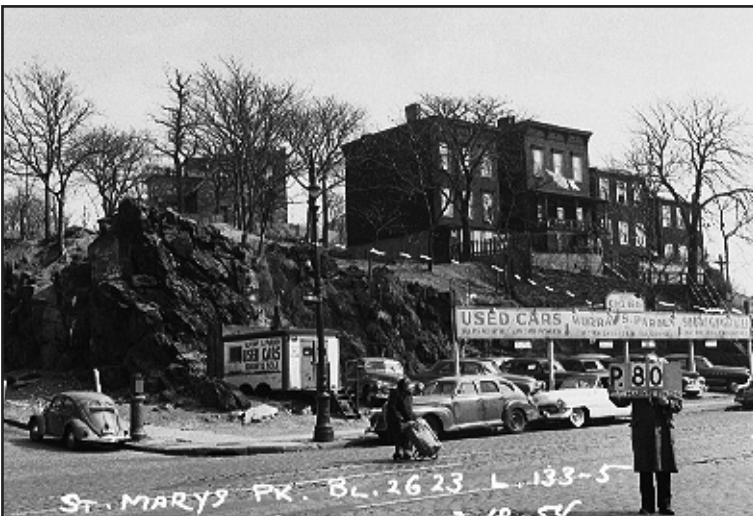


The New York City Housing Authority's (NYCHA's) St. Mary's Park Houses, located in the Melrose section of the Bronx, celebrated its 50th Anniversary on April 30, 2009.

Saint Mary's Park Houses consists of six, 21-story buildings with 1,007 apartments. It is home to 2,261 residents, and covers over 13 acres. The development takes its name from the nearby St. Mary's Park. It was built on the site of the Bronx Garment Center, a block-long factory that was located on a rocky bluff. This was also previously the site of the Ursuline Convent (1854-1888) and Lebanon Hospital (1892-1943.)

Mayor Michael R. Bloomberg commemorated the occasion of the development's anniversary with a proclamation commending St. Mary's Park Houses for its role in the revitalization of the South Bronx.

The historical photos and captions below are from the LaGuardia and Wagner Archives.



This site at 661 East 149th Street in the South Bronx that includes Murray S. Paroly's used car lot was right at the edge of the site for the St. Mary's Park Houses, March 18, 1954.



St. Mary's Park Houses, shortly after it was completed in 1959.

4/21/09

NOTICE New York City Housing Authority Draft Agency Annual Plan for FY 2010

Availability of the Draft Agency Annual Plan for Public Inspection

The public is advised that the *Draft Agency Annual Plan for FY 2010* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, from May 4, 2009 through June 23, 2009, between the hours of 9:30 a.m. to 4:30 p.m. The *Draft Agency Annual Plan for FY 2010* will also be available at the following locations:

- On NYCHA's webpage, which is located on <http://www.nyc.gov/nycha>
- At the Management Office of each NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 a.m. to 7:30 p.m.:

Campos Plaza Community Center 611 East 13 th Street New York, New York	Bronxdale Community Center 1000 Rosedale Avenue Bronx, New York	Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York
King Towers Community Center 2 West 115 th Street New York, New York	Hammel Community Center 81-14 Rockaway Beach Blvd Rockaway, New York	Brooklyn Community Center 715 East 105 th Street Brooklyn, New York
St. Mary's Park Community Center 595 Trinity Ave Bronx, New York	Queens Community Operations Borough Office 70-30 Parsons Blvd Flushing, New York	Staten Island Community Operations Borough Office 140 Richmond Terrace Staten Island, New York

Public Comment

The public is invited to attend any of the five scheduled Town Hall meetings at which the public may raise questions regarding the *Draft Annual Plan for FY 2010*. These meetings will be held from 6:30 p.m. to 8:00 p.m. on the dates and locations shown below:

Monday, May 18, 2009		Tuesday, May 19, 2009
Manhattan Fashion Institute of Technology Haft Auditorium 7 th Avenue & 27 th Street New York, New York		Brooklyn New York City College of Technology Klitgord Auditorium 285 Jay Street at Tillary Street Brooklyn, New York
Tuesday, June 2, 2009	Thursday, June 4, 2009	Monday, June 15, 2009
Staten Island St. George Theater 35 Hyatt Street Staten Island, New York	Queens Electrical Industry Center 67-35 Parsons Blvd at Jewel Ave Flushing, New York	Bronx Classic Center at Melrose 286 E. 156 at Morris Avenue Bronx, New York

The public is also invited to comment on the *Draft Annual Agency Plan for FY 2010* at a public hearing to be held on **Tuesday, June 23, 2009** from 5:30 p.m. to 8:00 p.m. at:

The Manhattan Center
Grand Ballroom
311 West 34th Street
New York, New York

Each location listed above is both handicapped accessible and can be reached using public transportation. For transportation information go to <http://tripplanner.mta.info> or call the MTA/NYC Transit Travel Information Line (718) 330-1234.

Written comments regarding the Draft Annual Agency Plan for FY 2010 are encouraged. To be considered, **submissions must be received via United States Postal mail no later than June 23, 2009**. Faxed submissions will **not** be accepted. Comments may be sent to the following address:

**New York City Housing Authority
Public Housing Agency Plan Comments
Church Street Station
P.O. Box 3422
New York, New York 10008-3422**

Michael R. Bloomberg, Mayor

Ricardo Elías Morales, Chairman



FIFTY YEARS Celebrating St. Mary's Park Houses' 50th Anniversary were (from left) Resident Association Vice-President Willious Sowell, Manager Barry A. Levine, Borough Administrator Gary Watt, Bronx Management Department Director Michael Cornelius, NYCHA Vice-Chairman Earl Andrews, Jr., Resident Association President Katie Malone, Building Captains Mary Martin and Susan Colds, Bronx Management Department Deputy Director Joseph DiFrancesco, Superintendent Bartholomew Pulley, and Building Captains Loretta Glover and Barbara Wilder.